003.0	0003	0002.B	1 of 1	Commercial		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	274,200 /	274,200
					USE VALUE:	274,200 /	274,200
					ASSESSED:	274,200 /	274,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
144		MASS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	QUAN JAMES B.T/DOROTHY E
Owner 2:	TRUSTEES/J&D REALTY TRUST
Owner 3:	
Street 1:	41 GRAY STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .019 Sq. Ft. of land mainly classified as Store with a Store Building built about 1940, having primarily Brick Exterior and 741 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B2	NEIGH BUS	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
325	821.000	93,600		180,600	274,200
Total Card	0.019	93,600		180,600	274,200
Total Parcel	0.019	93,600		180,600	274,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 370.04 | /Parcel: 370.04

Legal Description

User Acct: 2696

GIS Ref:

GIS Ref:

Insp Date: 03/12/09

Entered Lot Size

Total Land:

Land Unit Type:

!268!

PREVIOUS ASSESSMENT

Parcel ID: 003.0-0003-0002.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	325	FV	93,600	0	821.	180,600	274,200		Year end	12/23/2021
2021	325	FV	93,600	0	821.	177,500	271,100		Year End Roll	12/10/2020
2020	325	FV	93,600	0	821.	174,500	268,100	268,100	Year End Roll	12/18/2019
2019	325	FV	89,000	0	821.	164,200	253,200	253,200	Year End Roll	1/3/2019
2018	325	FV	89,000	0	821.	143,700	232,700	232,700	Year End Roll	12/20/2017
2017	325	FV	89,000	0	821.	112,900	201,900	201,900	Year End Roll	1/3/2017
2016	325	FV	89,000	0	821.	112,900	201,900	201,900	Year End	1/4/2016
2015	325	FV	79,900	0	821.	61,600	141,500	141,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	18:16:20

LAST REV

Date	Time
11/19/21	14:28:32
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 268

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
QUAN JAMES BT/E	1144-170		8/16/1995		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/11/1997	742	Manual	1,000					REPAIR MASONARY
4/3/1997	141	Manual	5,000					REROOF-RUBBER
11/3/1993	545	Manual	1,000					SIGN

ACTIVITY INFORMATION

Date	Result	By	Name
5/19/2021	I & E Return	MM	Mary M
3/25/2021	I & E Mailed	MM	Mary M
3/9/2017	I & E Return	EMK	Ellen K
4/14/2016	I & E Return	EMK	Ellen K
3/12/2009	Meas/Inspect	201	PATRIOT
12/3/1999	Meas/Inspect	201	PATRIOT
6/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	2696
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
325	Store		821		Sq. Ft.	Site		0	44.	5.00	CG									180,620						180,600	

Total AC/HA:	0.01885	Total SF/SM:	821	Parcel LUC:	325	Store	Prime NB Desc	COMM GD	Total:	180,620	Spl Credit		Total:	180,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	78 - Store		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	2 - Steel		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	11 - Membrane		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	14 - Asphalt Tile		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.25000000
Const Adj.:	1.06232572
Adj $ / SQ:	132.791
Other Features:	3000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	144009
Depreciation:	50403
Depreciated Total:	93606

COMMENTS

J & D CLEANERS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

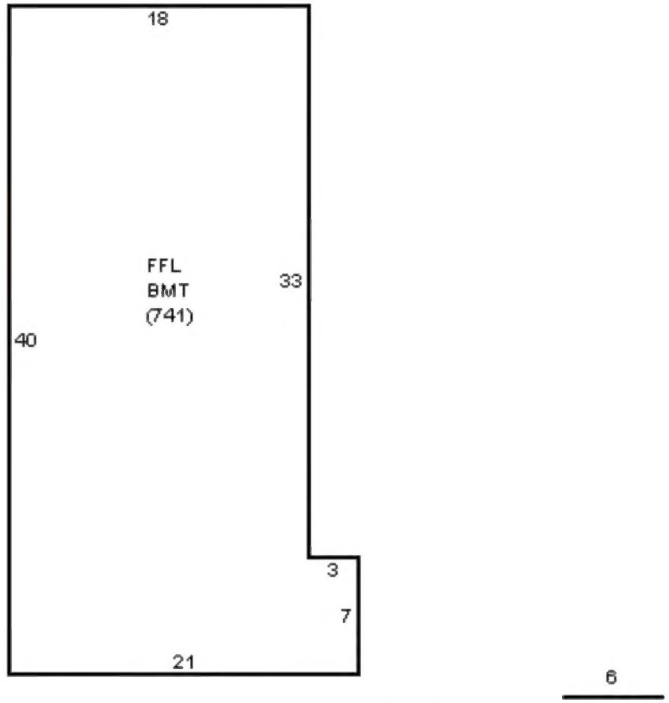
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	146.07
Special Features:	0	Val/Su Net:	63.16
Final Total:	93600	Val/Su SzAd	126.32

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	741	39.840	29,519
FFL	First Floor	741	132.790	98,398

Net Sketched Area:	1,482		Total:	127,917	
Size Ad	741	Gross Area	1482	FinArea	741

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID

003.0-0003-0002.B

IMAGE

AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:		Total Special Featues:		Total:	